

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON JULY 30, 2007
(Approved August 20, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, July 30, 2007. Present for the meeting were supervisors W. Atlee Rinehart, Robert F. Preston, Timothy Roland and Rosemarie C. Miller. John Doering, Jr. was not present.

Also in attendance was Township Planner Wayne Grafton of The Grafton Association and Walter Woessner, Vice-Chair, East Coventry Township Planning Commission, N. Lance Parson member of the East Coventry Township Planning Commission and Gail Brown, Chair, East Coventry Township Historical Commission.

The meeting was called to order at 7:05 p.m. An executive session immediately followed to discuss litigation and the zoning taskforce meeting reconvened at 7:26 p.m.

1. PUBLIC COMMENT

Andrew Hoffman provided information regarding his Eagle Scout project and noted the Parks and Recreation Committee approved his project for a flag burning incinerator. It was noted the plantings found on the Ellis Woods Park plan around the area of the incinerator are not the responsibility of the Eagle Scout.

Mr. Preston moved to approve proceeding with the Eagle Scout project on the Ellis Woods Park site to install a flag burning ceremony area without the plantings. Mr. Rinehart seconded the motion. Mr. Roland voted no citing concerns of emissions and burning regulations. The motion carried with a 3-1-0 vote.

Mr. Rinehart moved to accept the Hnath violation payment as in full with the condition that the Board of Supervisors is provided with the total costs incurred for legal, code official and administrative charges. Mr. Preston seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Foller of East Cedarville Road inquired about the sewer lateral specifications. The Board of Supervisors noted the proposed specifications must be reviewed. Concerns of timeliness of inspections were noted and the Board stated that Codes stated they would keep up with inspections.

Mr. Roland noted the Fricks Locks meeting is scheduled for Tuesday, August 7, 2007 at 2:00 p.m. at the Fricks Locks site to discussion Fricks Locks restoration.

2. SPRINT

Mr. Roland moved to approved the Order dated July 30, 2007 for Conditional Use Hearing No. 2006-01 with amendments to include Zoning Ordinance Sections

1401.G(10) and 1401.G(9). Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

3. ZONING ORDINANCE DISCUSSION/ZONING MAP DISCUSSION

Mr. Grafton noted the County has approved the grant extension to March 31, 2008. A timeline to be submitted to the County was reviewed.

Mr. Preston moved to approve the timeline and submit to the County with the addition of sending the document to the Pottstown Metropolitan Regional Planning Commission by October 30, 2007. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

There was a review of the Appendix – 6 sheets of drawings.

Recommendations:

- Berm heights are shown from lower grade level to top, measured from average grade
- Sheet 2 should be Sheet 3 and vice versa
- Show garages on Sheets 3, 4, and 6

There was a lengthy discussion regarding the ownership of the common party wall. Points noted:

- Encourage extending common property line down center
- Common walls not to be in excess of property lines
- Offset walls
- Homeowner association agreements should be made part of plan submission and reviewed by Township consultants and committees

Article 13 will be reviewed at the next meeting.

Zoning taskforce meeting scheduled for August 13, August 30, September 6, September 24, October 8 and October 22, meeting to be advertised as required.

4. ADJOURNMENT

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary